



11050/96 - 156 Street

Edmonton, Alberta

Property Features

- Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area
- Conveniently located in a mix of commercial and residential areas
- Main floor office/retail space on a visible corner intersection with exposure to 111 Avenue
- Multiple exterior and common area upgrades underway
- Ample surface parking
- Potential for pylon signage
- Professionally managed building
- Second floor options available - see lister for details

Chad Snow

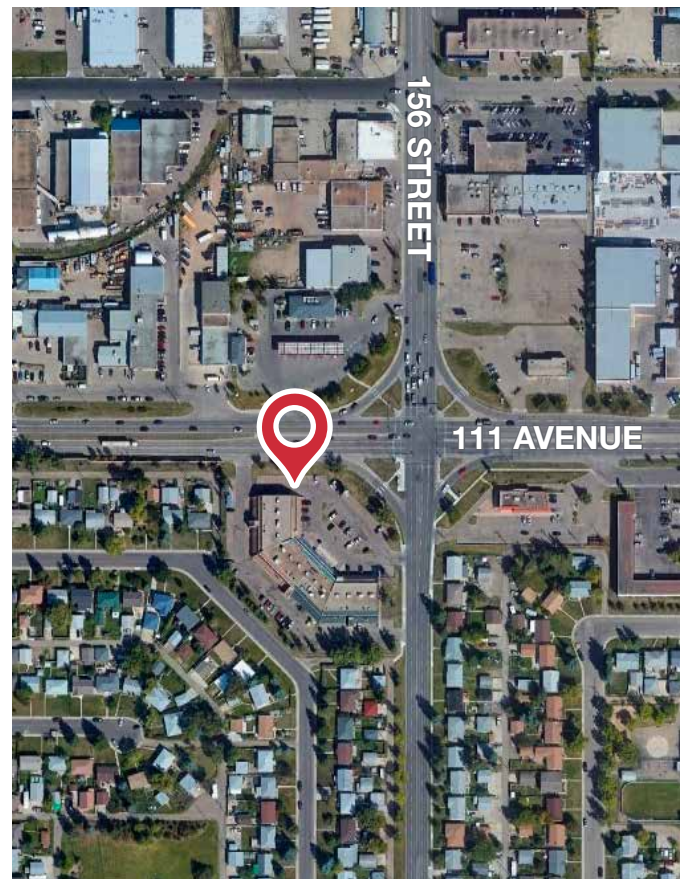
780 436 7410

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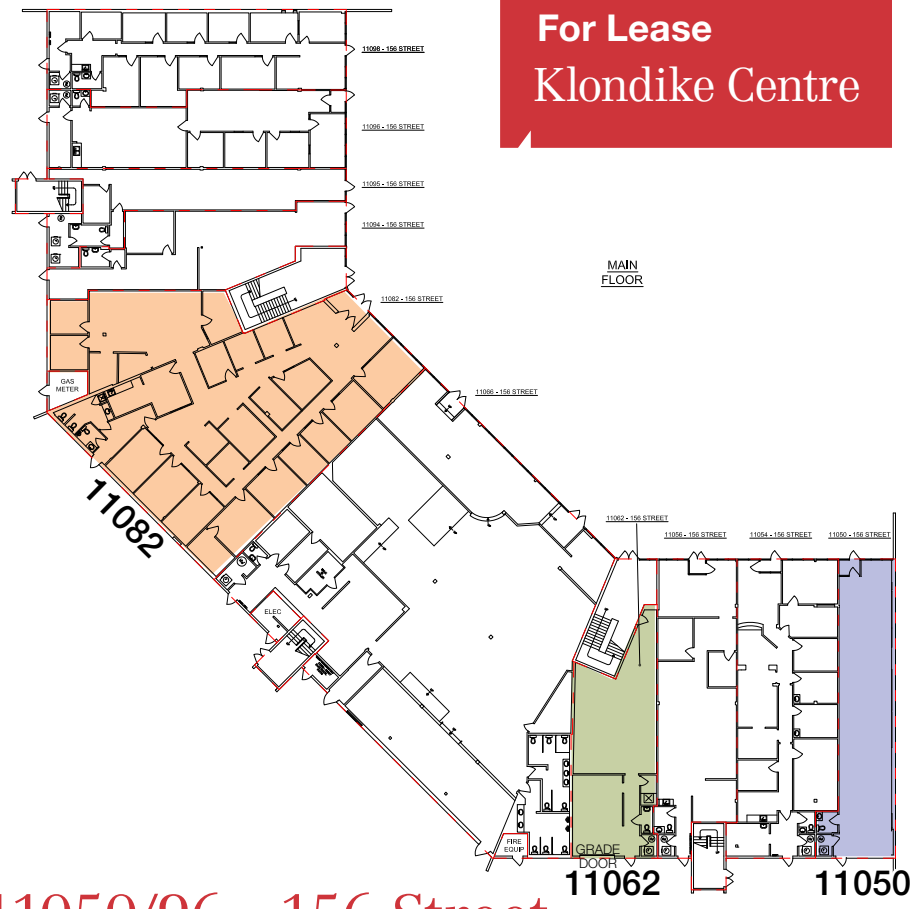
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For Lease
Klondike Centre



11050/96 - 156 Street

Edmonton, Alberta

Lease Information:

AREA AVAILABLE	11050 - 1,508 sq.ft.±
	11062 - 1,460 sq.ft.±
	11082 - 5,463 sq.ft.±

LEGAL DESCRIPTION	Plan 6197HW, Lot A
ZONING	CSC (Shopping Centre Zone)
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET LEASE RATE	Starting at \$8.00/sq.ft./annum
OPERATING COSTS	\$8.75/sq.ft./annum (2018/19 estimate) Includes property taxes, building insurance, common area maintenance and management fees, and utilities (power, gas, water)

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TRAFFIC EXPOSURE
28,800
VEHICLES DAILY
ON 111 AVENUE WEST OF 156 STREET



116,048
POPULATION IN AREA



14.02%
POPULATION GROWTH
2016-2026



110,648
EMPLOYEES IN AREA



8,419
BUSINESSES IN AREA

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS
TRAFFIC EXPOSURE BASED ON EDM. TRAFFIC MAPS 2014